

046.0

0004

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

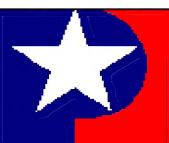
852,500 / 852,500

USE VALUE:

852,500 / 852,500

ASSESSED:

852,500 / 852,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		LEWIS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LARSON NOBLE G JR	
Owner 2:	
Owner 3:	

Street 1: 15 LEWIS AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 8,988 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1852, having primarily Clapboard Exterior and 1688 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8988		Sq. Ft.	Site		0	80.	0.77	1									551,712						551,700	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					Legal Description				User Acct	
101	8988.000	296,500	4,300	551,700	852,500					Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	
										Legal Description				User Acct	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	Brick or Stone			A 3QBth: 1	Rating: Average												
Frame: 1	Wood			1/2 Bath:	Rating:												
Prime Wall: 2	Clapboard			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			OTHER FEATURES													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating: Average												
Grade: C	Average			CONDOS INFORMATION													
Year Blt: 1852	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	Plaster			Functional:		%		Interior:		1	7	3					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T	Typical			Special:		%		Kitchen:									
Prim Floors: 3	Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.27203798				General:									
Electric: 3	Typical			Const Adj.: 0.99989998				COMPARABLE SALES									
Insulation: 2	Typical			Adj \$ / SQ: 158.989				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 80093													
Heat Fuel: 2	Gas			Grade Factor: 1.00													
Heat Type: 3	Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 402856													
% Com Wall		% Sprinkled:		Depreciation: 106354				Juris. Factor:		Before Depr:	158.99						
				Depreciated Total: 296502				Special Features: 0		Val/Su Net:	101.72						
								Final Total: 296500		Val/Su SzAd:	175.65						
MOBILE HOME				WtAv\$/SQ:													
Make:				AvRate:													
Model:				Ind.Val:													
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.0-0004-0020.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	13X24	A	AV	1915	23.01	T	40	101			4,300		4,300
2	Frame Shed	D	Y	1	6X12	A	AV	2000	0.00	T	15.2	101					
More: N	Total Yard Items:	4,300		Total Special Features:					Total:	4,300		IMAGE					
AssessPro Patriot Properties, Inc																	